

**MINUTES OF A MEETING OF THE**  
**RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 4, 2011, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson (Arr 7:15)	Torry Brean (Arr 7:20)
	Scotty Ensign	Bob Hailey	Eb Hogervorst
	Kristi Mansolf	Jim Piva	Dennis Sprong
	Paul Stykel	Kevin Wallace	

Excused Absence: Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson

Jim Piva, RCPG Chair, acted as Chair of the meeting, Bob Hailey, RCPG Vice-Chair, acted as the Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

**ITEM 1: The Chair Called the Meeting to Order at 7:00 p.m.**

**ITEM 2: Pledge of Allegiance**

**ITEM 3: DETERMINATION OF A QUORUM (Mansolf)** – The Secretary Determined a Quorum was Present.

**ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes** – Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson had excused absences.

**ITEM 5: ANNOUNCEMENTS & Correspondence Received (Chair)**

The Chair announced the 7<sup>th</sup> Street parking prohibition is being looked into by County Traffic Engineering. They are doing a poll of residents in the area to see who is agreement with the parking prohibition. Should there be a concern, the issue will go to the Traffic Advisory Committee.

Ms. Mansolf announced the funding was in place to build the 13<sup>th</sup> Street bridge. This improvement will connect the Town Center directly with the Industrial section of Ramona for the first time. It will improve circulation within the community, where we currently have so few options. Right now to use 13<sup>th</sup> Street, people need to go across 2 stream crossings.

Mr. Hailey announced there were tentative dates for the Flood Control Workshop of either October 13 or October 20. The meeting will be at the Community Center at 7.

**ITEM 6: FORMATION OF CONSENT CALENDAR**

Mr. Hailey brought forward, to the Consent Calendar, Item 14-F-1, the proposed Verizon facility at Ramona High School (P11-025). CUDA reviewed the project and approved it. The facility will go where an existing 79 foot light standard is. A replica of the light standard will be built.

**MOTION: TO RECOMMEND ITEM 14-F-1, THE PROPOSED VERIZON FACILITY AT RAMONA HIGH SCHOOL, GO ON THE CONSENT CALENDAR.**

Upon motion made by Bob Hailey and seconded by Paul Stykel, the motion **passed 9-0-0-0-6**, with Chris Anderson, Torry Brean, Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**MOTION: TO APPROVE THE CONSENT CALENDAR, WITH A MOTION TO APPROVE THE PROPOSED VERIZON FACILITY AT RAMONA HIGH SCHOOL.**

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the motion **passed 9-0-0-0-6**, with Chris Anderson, Torry Brean, Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)**

**MOTION: TO APPROVE THE ORDER OF THE AGENDA.**

Upon motion made by Bob Hailey and seconded by Paul Stykel, the motion **passed 9-0-0-0-6**, with Chris Anderson, Torry Brean, Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**ITEM 8: APPROVAL OF MINUTES 6-2-11, 7-7-11 (Action)**

**MOTION: TO APPROVE THE MINUTES OF THE MEETING JUNE 2, 2011.**

Upon motion made by Eb Hogervorst and seconded by Paul Stykel, the motion **failed 7-0-0-2-6**, with Bob Hailey and Dennis Sprong stepping down, and Chris Anderson, Torry Brean, Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

The Chair said the minutes of June 2, 2011, would be voted on again at the September meeting.

**MOTION: TO APPROVE THE MINUTES OF THE MEETING JULY 7, 2011.**

Upon motion made by Dennis Sprong and seconded by Chad Anderson, the motion **passed 9-0-0-0-6**, with Chris Anderson, Torry Brean, Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)**

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini talked about the Highland Valley/Dye/Hwy 67 intersection. He said the old plan was obsolete when completed. More lanes are needed. SANDAG controls the funding. Money comes from the County and CalTrans. Mr. Minervini asked the RCPG to conduct a workshop. He asked that the RCPG consider what is best for Ramona.

**ITEM 10: Short Presentation on Management of San Diego River Gorge Trail and Trailhead (Cedar Falls) by USFS (Discussion and Possible Action)**

Joan Friedlander, District Ranger for the U.S. Forest Service, said the U.S. Forest Service has jurisdiction over Cedar Creek Falls and 21 other falls in the County. Four or 5 are fairly accessible

and well used. The falls were popular before cars and the internet. They have become increasingly popular over the years, with over triple the usage this year.

People who have been hiking have had safety problems such as dehydration. There was a fatality on July 6. People dive from the cliffs. Parking has overflowed to the San Diego Country Estates (SDCE). Hikers are trespassing on private land. The trailhead was improved as a result of past concerns. The U.S. Forest Service made an effort to make the slope more gentle. They acquired an easement on Helix property – getting a public easement to go with a public use.

The use has increased over the last couple of years. YouTube videos show people jumping from the cliffs – glamorizing it. Now parking and the impact to the neighbors is unsustainable. It is hard to enforce rules and regulations. After the fatality, they decided to take a pause and closed the area to public use. It is a temporary closure and will probably last 4 months.

There will be a collaborative forum of stakeholders brought together to talk about solutions. It may end up that a permit will be required to use the trail. The trail needs to be safe, sustainable and able to coexist with the area it is in. A parking prohibition for the area was considered and supported at the Traffic Advisory Committee meeting, and will be going forward to the Board of Supervisors at a future date. A parking prohibition will not solve all the problems. There is the need to alleviate the parking problems and the impacts to the neighbors.

The County Transportation Engineer has been part of the process. The U.S. Forest Service is working on their websites to curb the excitement to use the area. There will be new rules. Alcohol will be banned. Jumping and diving will not be permitted. They have been trying to organize volunteers, such as the RTA, to help patrol the area. After they receive a solid recommendation, they will be back to the public. A National Environmental Protection Act (NEPA) process will be followed. A decision will then be made and the project will get on the ground.

The Chair said what they are proposing is good. He will be attending the stakeholders meeting.

Mr. Wallace asked for information on the forum.

Ms. Friedlander said the meeting is not public and will only be with the stakeholders.

Mr. Sprong asked about keeping the public out of the meetings.

Ms. Friedlander said that a NEPA process was used to create the infrastructure. Now they need to talk about the changes that need to be made. The Sheriff's have been out there every day, letting people know the area is closed and patrolling the area.

Mr. Sprong asked if the County were getting reimbursed?

Ms. Friedlander said they were not.

**ITEM 11: Presentations by DPLU – Devon Muto on GP Update. GP Update is To Go To Board of Supervisors on 8-3-11; and Joe Farace and Howard Blackson on the Ramona Village Design Committee Project, Project Description, Process and Expectations – Possibly Reconvene the RCPG with Ramona Village Design and the Design Review Board for a Meeting after the Charettes (Discussion and Possible Action)**

Devon Muto, Chief of Advanced Planning at DPLU, talked about the GP Update. The GP Update project is the update of the County General Plan – the highest level planning document for the County. It took 13 years and \$18 million but it was adopted by the Board of Supervisors on August 3, 2011. There were over 500 public meetings. The approval process started 2 years ago. The plan is a shift in planning for the County.

The old plan was done 30 years ago. There were limitations to the infrastructure and there was a difference in people's sense of the land. The population is projected to still grow by 40 percent, but less taxpayer dollars will have to be spent to create infrastructure.

Mr. Wallace asked about changes in the zoning. Will ag designations on lots be affected?

Mr. Muto said that there is a general plan level for property, and also a zoning level. Lands have been redesignated at the general plan level. Now there are only 3 designations – village, semi rural or rural. If land was ag before, now it is rural. Zoning titles have not changed.

The Plan was adopted and will go into effect in 30 days. Property owners with zoning changes received notices a year ago. There is a place on the DPLU website where you can enter your parcel number and see your existing zoning and the new zoning. There is also a hotline number to call, too.

Mr. Wallace asked if there was a change in zoning increments?

Mr. Muto said there may be some changes in the Town Center.

Ms. Anderson asked how change can be affected on the referrals?

Mr. Muto said that any dispute will be looked at for the properties alone. There were 232 property referrals. They were classified as major, moderate and minor according to how difficult each referral would be to legally incorporate into the project. Minor, for instance, would take 30 days and moderate would take 2 to 3 years. They only looked at the minors and 50 changes were made. There were 2 minor referrals in Ramona that were approved.

Ms. Anderson said she felt they manipulated moderates to minors and requested an explanation.

Mr. Muto said the County is not working their own agenda. Staff let the Board know the options to try to make things work. Their job is to inform the Board within the legal constraints. They coordinate with County Counsel. Moderate and minor categories were used when possible.

Mr. Muto said when Ramona Referral #16, the Gildred property, started – the referral was a moderate. The property was for 1 dwelling unit per 40 acres. Their request was for 1 dwelling unit per 10 acres. The original classification of moderate wasn't part of the original evaluation. Much of the land went into open space. Density was returned to the parcel that will be developed. For an EIR perspective, it was less impactful. For Ramona Ridge Estates, the Woods property, it was RL 80 and RL 40. Initially it was a major. Now the line goes straight across on the map. For Woods, they tried to have a clear break between the 40 and 80 designation.

Ms. Anderson said she has no issues with these 2 properties. She was using them as a rational.

Ms. Anderson asked about Cumming Ranch (Ramona Referral 18). The Cumming Ranch is currently being processed. We were told it would still go forward as planned since they are already in the process.

Mr. Muto said the Cumming Ranch is a Specific Planning Area and requires a General Plan Amendment. On 1 side of the parcel, it is 1 dwelling unit per 40 acres. This project is a big change – it is a moderate – and will have to go back to the Planning Commission. For the Bunnie King area, the RCPG asked to use the lack of density to offset the request to make these parcels more dense. The change is 20 or more houses.

Mr. Muto said the Gildred property was 1 ownership where most of it went into open space.

Ms. Anderson said we were told with the Bunnie King area and the Monte Vista Ranch that there needed to be a corridor for animals. Twenty parcels is insignificant to us when compared to the 400 or more homes proposed to go on the Monte Vista property.

Mr. Muto said densities can't be added without Board direction. It is not set in stone and can be amended. On November 9 there will be a workshop for major and moderate requests that are not included in the GP Update. Problems will be looked at on an annual basis and every 2 years there will be a cleanup. Private property owners can also proceed with General Plan Amendments. For the property on the other side of the road in the Bunnie King area – more acreage would need to be picked up. They are not going to undermine the legal defensibility of the General Plan.

Ms. Anderson said ag land is being targeted for alternative energy projects that will cover the ag land. Alternative energy projects covering the ag land should be calculated in the General Plan. Ramona has high interest ag land.

Mr. Muto said no one cleared the solar going on the ag land. Energy projects are elevated to the level of the Energy Commission. If the applicant has a commercial energy project, they are required to get a discretionary permit. Over 50 MW projects go to the Energy Commission.

Mr. Brean asked how the GP Update affects the Village Design project?

Mr. Muto said the GP Update and policies come first.

Mr. Farace is a planning manager and the project manager for the Village Design project. In 2009 a grant was received and there was a workshop where the Paseo area of Ramona was planned, and the plan was formulated using form based code. They want to improve the uses, economics of the uses, and attract people in Ramona. Last year a grant was received to complete the project. The areas of Ramona to be completed are Etcheverry to Pala, and 3<sup>rd</sup> to 10<sup>th</sup>.

There will be a workshop next week. Form based code is the current trend in planning. It emphasizes the form of the buildings in relation to each other, to the roads, etc. The workshop will be held through the next week at the C-21 building at 2201 Main. There will be presentation on Monday night, Wednesday night and Saturday night. On Wednesday, there will be the mid week pin up. The last workshop, there was a joint meeting at the end with the Design Review Board, the Village Design Committee and the RCPG. This joint meeting will be planned again. Then the project will go to the Planning Commission and the Board of Supervisors. The project will be used as a pilot project for other parts of the County.

Mr. Muto said this is about what we want to see in the Town Center. New developers will know what they can do to develop their properties. The process will be more streamlined and the vision fulfilled. This is new to the County. They want to take out the unnecessary steps. Phase 2 planning will be rolled into the Zoning Ordinance.

Mr. Brean wants the RCPG to be involved.

Mr. Farace said people can visit [projectramona.com](http://projectramona.com) on the DPLU website. The meeting schedule is on there. There are daily updates. There are links to the Paseo plan.

Mr. Muto recommended people attend the meetings Wednesday night and Saturday night.

Mr. Ensign asked if the Ramona Colonnade will be part of this process?

Mr. Muto said the form based code is a formula turned into regulation. It is more about what will be allowed on a property in a given area.

Mr. Farace said the form based code is more graphic based, more subjective, and can be interpreted into Design Review guidelines. Form based code provides more certainty about how a building can be laid out on a property.

Mr. Muto said with form based code, iterations will be reduced. The process will be streamlined, and businesses will have more flexibility.

**ITEM 12: AD 11-018, 4 Dyocore Wind Turbines and 1 Inverter to be Mounted on the Roof at 23048 Tombill Rd., Locke Property (Action)**

Mr. Berry presented the project. Four wind turbines will be mounted on the roof of a house on Tombill Road.

Speaker: Denise Moe, Ramona Resident

Ms. Moe originally thought the wind turbines would be mounted in the back yard. She doesn't want to see them on the house. Ms. Moe was concerned with the distance from the road and the size of the blades. She said the area next to the road is lower than the road, so the wind turbines will be more visible as the whole rooftop is exposed. People on the road will see it.

Mr. Berry said the project meets the setbacks. The back peak could be used. The blade span is 49 inches. The County won't allow the installation in the back yard.

Mr. Stykel said he is concerned that they will be installed everywhere in Ramona. There are no CC&R's in Ramona.

Mr. Brean said he doesn't think they are that bad. He has accepted the technology. People have the right to have wind turbines on their property.

Mr. Hailey said he thinks they are an eyesore. He is glad there was no blanket approval of wind turbine projects. He wants as much energy efficiency as possible.

Mr. Wallace asked if there could be a mock up installation?

Mr. Berry said there are currently some completed projects in Ramona to look at.

Ms. Anderson asked what color the wind turbines will be?

Mr. Berry said they are gray with silver blades. They are creating some that are cream colored in an attempt to have them blend in better with the surroundings.

**MOTION: TO APPROVE.**

Upon motion made by Torry Brean and seconded by Chad Anderson, the motion **failed 5-4-2-0-4**, with Bob Hailey, Kristi Mansolf, Dennis Sprong and Paul Stykel voting no, Scotty Ensign and Kevin Wallace abstaining, and Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**ITEM 13: P87-028W1, Consideration of the RCPG Appealing /Upholding an Appeal of the Decision Of Approval of the Highland Valley Ranch Project Major Use Permit Expansion at the Planning Commission 7-22-11 to the Board of Supervisors (Action)**

Ms. Mansolf announced that the Planning Commission approved the Highland Valley Ranch project expansion with the following conditions: 1) the 2-1 patient/staff ratio is to be maintained; 2) the applicant is to hold annual meetings with a select number of community residents to discuss and resolve issues that may have arisen; 3) the applicant's advertisements are to indicate that patients that are considered highly aggressive are not allowed; and 4) the applicant is allowed to construct and operate a package treatment plant for the expanded facility until sewer service is expanded to the community.

The Chair said the appeal of the Highland Valley Ranch project had been filed by the RCPG. The neighbors to the project also filed an appeal. The RCPG has to uphold the appeal for the RCPG appeal to be valid.

Speaker: Sandee Salvatore, Ramona Resident

Ms. Salvatore thanked the RCPG for supporting the neighbors. The residents who filed the appeal are in the process of interviewing attorneys. They want to work in conjunction with the RCPG on appealing the project. She asked the RCPG to please uphold the appeal.

Speaker: James Hernandez, Ramona Resident

Mr. Hernandez said that he understands about having something in the area that really doesn't belong there. There is a winery in a metal building on his single lane dirt road. Mr. Hernandez said he believes Mr. O'Connor's project is a benefit to the Ramona area with the work that is being done there.

Speaker: Joe Burns, Ramona Resident

Mr. Burns lives across the road from where a building is proposed for the Highland Valley Ranch expansion. He moved up here in May of 2011. He asked the RCPG to continue with the appeal.

Speaker: J. B. Leep, Ramona Resident

Mr. Leep is on the corner of the Green Valley Truck Trail. There is a break away fence in case people go off the road on the corner. He is concerned with the traffic on Highland Valley Road. He only heard about the proposed expansion a couple of weeks earlier. He asked the RCPG to uphold the appeal.

Eight people registered support for the appeal but did not wish to speak.

Mr. Sprong reiterated that he is not opposed to the project as is, but he feels that the proposed expansion is blown out of scale for the area.

The Chair said a neighborly situation may become adversarial. The neighbors took people back in the past when they left the facility. In the future, neighbors will want to hold the clients who leave the facility until 911 is called. He hopes the situation gets resolved so the residents once again have a neighborly relationship with the facility. It disturbs him that Mr. O'Connor did not reach out to people in the area.

**MOTION: TO UPHOLD THE APPEAL OF THE DECISION OF THE HIGHLAND VALLEY RANCH PROJECT MAJOR USE PERMIT EXPANSION, FROM THE PLANNING COMMISSION MEETING JULY 22, 2011, TO THE BOARD OF SUPERVISORS.**

The motion **passed 10-0-1-0-4**, with Eb Hogervorst abstaining, and Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**ITEM 14: SUBCOMMITTEE REPORTS**

**14-A: SOUTH (Hailey) (No Business)**

**14-B: WEST (Mansolf) (No Business)**

**14-C: EAST (Ensign)(Action Item)**

**14-C-1:AD 11-020, Milagro Farms Proposal for a Small Winery with Events such as Parties and Weddings at 18750 Little Page Rd., 110 Acre Site**

Mr. Collura presented the project. Right now they are producing wines. They have 11,000 vines and produce 25,000 gallons of wine a year. The access, Little Page Road, is County maintained. There is a crushing room and production room at the site now. They are proposing a new building 6,500 square feet that is ADA accessible for wine tasting. Hours have not been defined yet and may be 9 a.m. to dusk. The parking area can accommodate 15 cars. Mr. Collura said this will be the first legitimate wine tasting room in Ramona.

Mr. Ensign said the East Subcommittee approved the project as presented.

**MOTION: TO APPROVE.**

Upon motion made by Eb Hogervorst and seconded by Dennis Sprong, the motion **passed 11-0-0-0-4**, Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**14-D: PARKS (Tomlinson)(No Business)**

**14-E: GP Update Plan (Anderson)(No Business)**



**14-F: CUDA (Brean)(Action Item)**

**14-G: P11-025, Proposed Verizon Wireless Facility for Ramona High School 1401 Hanson Ave. A Waiver is Proposed to Exceed Allowed Height for Zone. An Existing 79 foot Light Standard will be Replaced with One of Same Height for Facility – *Approved on the Consent Calendar***

**14-G: Transportation/Trails (Sprong)(No Business)**

**14-H: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board – *No Meeting***

**14-I: Village Design Committee Meeting Report (Brean, Stykel) – *Addressed under Item 11***

**ITEM 15: OTHER BUSINESS (Chair) (Possible Action)**

**A. RCPG Hosting a Workshop to Identify Areas of Ramona that Flood During Rain Events for Compiling Future List – Update – *Also Addressed under Announcements***

Speaker: Linda Berman, Ramona Resident

Ms. Berman would like a building moratorium in the vicinity of Pala. If there is no moratorium, developers will continue to build there. The flooding has not be addressed in that area in the GP Update.

The Chair said that the Flood Control Manager is taking this issue very seriously. There will be a priority list established for projects in Ramona. The Chair asked that the process be allowed to work. Once we have the room secured for the meeting, the date of the Flood Control Workshop will be announced.

**B. Report on Steering Committee Meeting at DPLU 7-23-11. GP Update To Be Heard at the Board Of Supervisors 8-3-11 – *Addressed under Item 11***

**C. Designation of a Representative and Alternate for Meetings/Workshops DPLU Will be Holding Regarding a Streamlined Process for Project Review and Development of Qualifying Standards and Criteria**

Ms. Mansolf said there will be a meeting to determine residential guidelines, and planning and sponsor groups have been invited to give input.

Ms. Anderson said that all Ramona groups will be involved in this process.

**MOTION: FOR KRISTI MANSOLF TO BE THE REPRESENTATIVE AND KEVIN WALLACE TO BE THE ALTERNATE, TO ATTEND THE STREAMLINED PROCESS FOR PROJECT REVIEW MEETINGS AT DPLU.**

Upon motion made by Bob Hailey and seconded by Chris Anderson, the motion **passed 11-0-0-0-4**, with Matt Deskovick, Carl Hickman, Angus Tobiason and Richard Tomlinson absent.

**D. Update on Table Top Exercise in Ramona Related to Disaster Preparedness**

There was a planning meeting for the Table Top Exercise, and the date for the actual Exercise will probably be at the end of September. The Exercise is for people involved in responding in a disaster to test the evacuation plan for Ramona. Ms. Mansolf and Mr. Hailey are the RCPG representatives for this event.

The Chair said that the Emergency Evacuation Route through the Ramona Grasslands is moving forward. Possibly it will be in place by the next disaster. Currently there are no evacuation-only routes in the County.

**ITEM 16: ADMINISTRATIVE MATTERS (Chair)**

**A. Names Submitted for New Subcommittee Members (Action) – None**

**B. Agenda Requests**

The Chair said the Hwy 67 Subcommittee is going to meet with CalTrans and the County to look at the intersection of Highland Valley Road/Dye Road/Hwy 67 and introduce the new plan.

Ms. Anderson said the new plan was denied by the RCPG, so it should not be going forward. Ms. Anderson said there has to be a motion to bring it forward if the plan was denied.

The Chair said the Hwy 67 Subcommittee will ask CalTrans to look at and consider the new plan.

Ms. Anderson said that RCPG needs to take an action first before taking the new plan to be reviewed. The previous motion needs to be reconsidered with the new information of the South Bypass.

Mr. Hailey said he was a dissenting vote for the plan. He doesn't think we are ready for the road improvements proposed that include Mussey Grade Road.

Mr. Sprong did not feel the item needed to go to T&T before the RCPG reconsiders it.

The Chair said the item will be on the next agenda for reconsideration.

**C. Concerns of Members – None**

**ITEM 17: ADJOURNMENT – 10:05 P.M.**

Respectfully submitted,

Kristi Mansolf